

**PB# 03-30**

**Fox Hill/Witfield  
(LLC)**

**54-1-2 & 32-1-14.4**

PB # **03-30** FOX HILL/WITFIELD LT. CHC  
KINGS ROAD (SHAW)

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**

DATE: 11-25-03

FOX HILL/WITFIELD LOT LINE CHANGE (03-30)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Proposed lot line change. This application proposes lot line revision to transfer approximately .09 acres from lot 14.4 to lot 2. This submitted plan does not depict the entire lot, I believe it is a final requirement that it has to be shown, this should be added to the final plan to be stamped. Go ahead.

MR. SHAW: I think we're done. As the Chairman said, it's a lot line change of 0.94 acre parcel that's about 415 feet long by about 101 feet wide, which is proposed to be from the lands of Witfield to the lands of Fox Hill Associates.

MR. PETRO: For what reason, why are you doing that?

MR. SHAW: Well--

MR. PETRO: Square off the property.

MR. SHAW: More important than that we'll get into detail on the following application but the bottom line is that with the subdivision for ADC Windsor we've been involved with the DEC regarding the DEC wetlands and they've encroached substantially more into the property than what's on their standard maps, realizing that those maps are approximate and what has transpired is that if you take a look, this finger, which projects into the property, will add another hundred feet onto the, and in this case, it's another inch, we have to get a road system from King's Hill Road up to there and what happens is the, with this wetlands encroaching into our parcel, plus the hundred foot buffer added to it, we cannot get a road to access the meat of the parcel, so my client is purchasing one acre of property, actually .94 acres to be brought over to the

Fox Hill Associates parcel solely to be able to move the road over and get it out of the wetlands.

MR. PETRO: All right, Greg, that explains it. We have Highway approval on 10/2/2003, Fire approval 10/5/2003. Motion to take lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Fox Hill/Witfield lot line change on Kings Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. LANDER: Public hearing, Mr. Chairman?

MR. PETRO: I don't think so. I'll entertain a motion.

MR. KARNAVEZOS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Fox Hill lot line change. Is there any further discussion? If not, roll roll.

ROLL CALL



MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: We're not impacting the wetlands there, Mark?

MR. EDSALL: No, this is intended to avoid them.

MR. PETRO: Motion has been made and seconded. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Fox Hill Associates and Witfield lot line change on Kings Road. Is there any further discussion from the board members? If not, roll call.

October 8, 2003

40

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

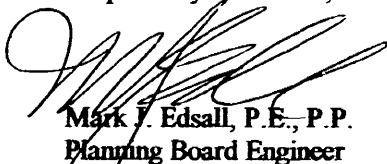
Writer's e-mail address:  
mje@mhepc.com

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** FOX HILL ASSOC. & WITFIELD LOT LINE CHANGE  
**PROJECT LOCATION:** KINGS ROAD  
SECTION 54 – BLOCK 1 – LOT 2 and  
SECTION 32 – BLOCK 1 – LOT 14.4  
**PROJECT NUMBER:** 03-30  
**DATE:** 8 OCTOBER 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE REVISION TO  
TRANSFER APPROX. 0.94 +/- ACRES FROM LOT 14.4 TO LOT 2.

1. The properties are located in the R-1 zoning district of the Town. The bulk information shown on the plan is correct for the zone. The lot line change does not result in any non-conformances.
2. The submitted plan does not depict the entirety of lot 14.4, and I believe it is a filing requirement that it be depicted (even if based on a deed plot or a survey performed by others). This should be added to the final plan to be stamped.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW03-00-01Jan03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Map Number

642-03

City

Town

Village

X

X

X

NEW WINDSOR

Section

32.4

Block

1

Lot

144

2.2

Title:

~~32.4~~ ~~144~~ FOX HILL ASSOCIATES  
~~54.4~~ ~~2.2~~ AND DONALD WITFIELD

Dated:

11-25-03

Filed

12-03-03

Approved by

JAMES PETRO, JR.

on

11-25-03

Record Owner

FOX HILL ASSOCIATES

DONNA L. BENSON  
Orange County Clerk

1 Sheet \$10.00  
6 Paper Copies 6.00  
stamps 16.00

FILE NUMBER 20030154066  
12/03/2003 15:06:03  
BOOK 02003 PAGE 0642  
RECORDED/FILED ORANGE COUNTY

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/25/2003	PLANS STAMPED	APPROVED
10/08/2003	P.B. APPEARANCE	LA:ND WVE PH APPR

**PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553**

**Appl No:** 3-30

**File Date:**10/02/2003

**SEC-BLK-LOT:**54-1-2-0

**Project Name:**FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201 **Type:**2

**Owner's Name:**FOX HILL ASSOCIATES / DONALD WITFIELD  
**Address:**SEE FILE

**Phone:** (845) 786-6000

**Applicant's Name:**FOX HILL ASSOC. / DONALD WITFIELD  
**Address:**SEE FILE

**Phone:**

**Preparer's Name:**WILLIAM B. HILDRETH, LS  
**Address:**407 SOUTH PLANK ROAD - NEWBURGH, NY

**Phone:** (845) 566-6650

**Proxy/Attny's Name:**N/A  
**Address:**

**Phone:**

**Notify:**GREGORY SHAW, P.E.

**Phone:** (845) 561-3695

**Location:**32-1-14.4 & 54-1-2 KINGS ROAD

<b>Acreage</b>	<b>Zoned</b>	<b>Prop-Class</b>	<b>Stage</b>	<b>Status</b>
146.200	R-1	0		A
<b>Printed-on</b>	<b>Schl-Dist</b>	<b>Sewr-Dist</b>	<b>Fire-Dist</b>	<b>Light-Dist</b>
12/02/2003	WASH			

**Appl for:**A CONVEYANCE OF 0.94 ACRES OF PROPERTY FROM THE LANDS OF  
WITFIELD TO FOX HILL ASSOCIATES.

**Addl Municipal Services:**

**Streets:**

**Water:**

**Sewer:**

**Garbage:**

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#1091-2003**

11/25/2003

Shaw Engineering  
744 Broadway  
Newburgh, NY 12550

Received \$ 100.00 for Planning Board Fees, on 11/25/2003. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

PB# 03.30  
*approval fee*

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201

APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/02/2003	REC. CK. #10662	PAID		150.00	
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	49.50		
11/21/2003	P.B. ENGINEER FEE	CHG	95.00		
11/24/2003	REC. CK. #10707	PAID		29.50	
		TOTAL:	179.50	179.50	0.00

*12/1/03*





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

November 25, 2003

Shaw Engineering  
744 Broadway - P.O. Box 2569  
Newburgh, NY 12550

SUBJECT: WITFIELD/ADC LOT LINE CHANGE P.B. #03-30

Dear Gregg:

Please find attached your copies of the Lot Line Change plans as they have been signed and stamped "Approved" by the New Windsor Planning Board.

Please be aware a copy of the **approved plan, a mylar copy of the plan and recordable deeds** for this project must be filed in the County Clerk's Office in Goshen.

If you have any questions with regard to this project, please feel free to contact me.

Very truly yours,

Myra L. Mason,  
Secretary to the Planning Board

MLM:mlm

PLANS AND LETTER PICKED UP:

BY:

DATE:

  
12/2/2003



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

November 24, 2003

Shaw Engineering  
P.O. Box 2569  
Newburgh, NY 12550

ATTN: Gregg Shaw, P.E.

SUBJECT: ADC/WHITFIELD LOT LINE CHANGE

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – Additional Escrow.....	\$ 29.50

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	LL CHG APPROVAL	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*Check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/02/2003	REC. CK. #10662	PAID		150.00	
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	49.50		
11/21/2003	P.B. ENGINEER FEE	CHG	95.00		
		TOTAL:	179.50	150.00	29.50

*Check #2*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	LL CHG APPROVAL	CHG	100.00		
11/24/2003	REC. CK. #10708	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

*MYRA*

AS OF: 11/21/2003

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 30

FOR WORK DONE PRIOR TO: 11/21/2003

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
3-30	241567	09/17/03	TIME	MJE	WS ADC L/L	95.00	0.40	38.00			
3-30	245002	10/07/03	TIME	MJE	MC FOX HILL L/L	95.00	0.50	47.50			
3-30	244207	10/08/03	TIME	MJE	MM Foxhill L/L Appd	95.00	0.10	9.50			
								95.00			
3-30	247442	10/31/03			BILL 03-1346					-95.00	
										-95.00	
					TASK TOTAL			95.00	0.00	-95.00	0.00
					GRAND TOTAL			95.00	0.00	-95.00	0.00



October 8, 2003

PROJECT: Fox Hill / Witfield L.L. Chg

P.B. # 03-30



**NEGATIVE DEC:**

M) A S) L VOTE: A 5 N 0

CARRIED: Y ☒ N

M) A S) L VOTE: A 5 N 0

CARRIED: Y ☒ N

**WAIVED:**

**CLOSED:**

M) L S) A VOTE: A 5 N 0

SCHEDULE P.H.: Y        N ✓

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: Y N

M) L S) A VOTE: A 5 N 0

APPROVED: 10-8-03

NEED NEW PLANS: Y        N ☒

**CONDITIONS – NOTES:**

[illegible]

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/02/2003	MUNICIPAL HIGHWAY	10/02/2003	APPROVED
ORIG	10/02/2003	MUNICIPAL WATER	/ /	
ORIG	10/02/2003	MUNICIPAL SEWER	/ /	
ORIG	10/02/2003	MUNICIPAL FIRE	10/06/2003	APPROVED
ORIG	10/02/2003	NYS DOT	/ /	



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

/ /

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/08/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 10/02/2003	EAF SUBMITTED	10/02/2003	WITH APPLIC
ORIG 10/02/2003	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG 10/02/2003	LEAD AGENCY DECLARED	/	/
ORIG 10/02/2003	DECLARATION (POS/NEG)	/	/
ORIG 10/02/2003	SCHEDULE PUBLIC HEARING	/	/
ORIG 10/02/2003	PUBLIC HEARING HELD	/	/
ORIG 10/02/2003	WAIVE PUBLIC HEARING	/	/
ORIG 10/02/2003	PRELIMINARY APPROVAL	/	/
ORIG 10/02/2003		/	/

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#945-2003**

**10/02/2003**

**Shaw Engineering #03-80  
744 Broadway  
Newburgh, NY 12550**

**Received \$ 50.00 for Planning Board Fees, on 10/02/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/02/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 3-30

NAME: FOX HILL ASSOCIATES/ DONALD WITFIELD PA2003-1201  
APPLICANT: FOX HILL ASSOC. / DONALD WITFIELD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/02/2003	REC. CK. #10662	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

*1 Rec*  
*10/6/07*

P.B. #03-30

10662

**SHAW ENGINEERING**  
744 BROADWAY, P.O. BOX 2569  
NEWBURGH, NY 12550

29-1/213

DATE Oct 1, 2003

PAY  
TO THE  
ORDER OF

Town Of New Windsor

\$ 150.00

One Hundred Fifty & 00/100

DOLLARS 

**Fleet**  
27515 North Plank Road  
Newburgh, New York 12550

FOR



⑆010662⑆ ⑆021300019⑆ 51510 00390⑆

10661

**SHAW ENGINEERING**  
744 BROADWAY, P.O. BOX 2569  
NEWBURGH, NY 12550

29-1/213

DATE Oct 1, 2003

PAY  
TO THE  
ORDER OF

Town Of New Windsor

\$ 50.00

Fifty & 00/100

DOLLARS 

**Fleet**  
27515 North Plank Road  
Newburgh, New York 12550

FOR



⑆010661⑆ ⑆021300019⑆ 51510 00390⑆

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Frank Malloy, Asst. Fire Inspector  
**SUBJECT:** Fox Hill/Witfield Lot Line Change  
**DATE:** October 6, 2003

**Planning Board Reference Number: PB-03-30**  
**Date Received: 10-02-2003**  
**Fire Prevention Reference Number: FPS-03-45**

**A review of the above referenced Lot Line Change was conducted on  
October 6, 2003.**

**The plans are acceptable.**

**Plans Dated: October 2, 2003**



**Frank Malloy**  
**Asst. Fire Inspector**

**FM/dh**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #**03-30**      DATE RECEIVED: **10-02-03**

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 10-06-03 TO BE ON AGENDA FOR THE 10-08-03 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**FOX HILL / WITFIELD LOT LINE CHANGE**

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE **XXX**,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *Dorothy J. Hall*      10-2-03  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 54 Block 1 Lot 2  
32 1 14.4

**BUILDING DEPARTMENT REFERRAL NUMBER** 2003 - 1201

1. Name of Project Lot Line Change - Fox Hill Associates And Donald A. Witfield

2. Owner of Record Fox Hill Associates And Phone 786-6000  
Donald A. Witfield Phone 778-1394  
Address: Fox Hill Associates 400 BaMar Drive, Stony Point, NY 10980  
Donald A. Witfield 2294 Route 208, Montgomery, NY 12549  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan William B. Hildreth LS Phone 566-6650

Address: 407 South Plank Road, Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

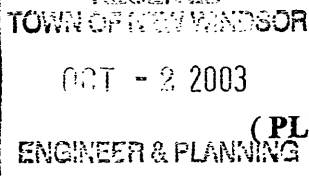
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695  
(Name) (Phone)

7. Project Location: On the south side of Kings Road \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
of \_\_\_\_\_  
(Direction) (Street)

8. Project Data: Acreage 146.2 Ac Zone R-1 School Dist. Washingtonville  
17.8 Ac R-1 Washingtonville





9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) The conveyance of 0.94 acres of property from the lands of Witfield to Fox Hill Associat

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes        no X

12. Has a Special Permit previously been granted for this property? yes        no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

30 DAY OF September <sup>2003</sup>

Denise Freeman  
NOTARY PUBLIC

[Signature]  
APPLICANT'S SIGNATURE

Lester Clark  
Please Print Applicant's Name as Signed

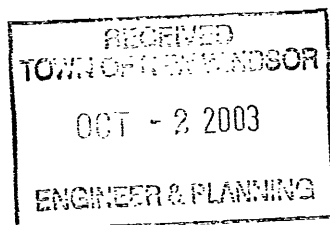
\*\*\*\*\* **DENISE FREEMAN** \*\*\*\*\*  
\*\*\*\*\* **Notary Public, State of New York** \*\*\*\*\*  
\*\*\*\*\* **Qualified in Rockland County** \*\*\*\*\*  
\*\*\*\*\* **Commission Expires August 11, 2007** \*\*\*\*\*

TOWN USE ONLY:

DATE APPLICATION RECEIVED

03-30  
APPLICATION NUMBER

PAGE 2 OF 2



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes   X   No           

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached A Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.)   The conveyance of 0.94 acres of property from the lands of Witfield to Fox Hill Associates  

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes            no   X  

12. Has a Special Permit previously been granted for this property? yes            no   X  

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

30<sup>th</sup> DAY OF SEPTEMBER 2003

Donald A. Witfield  
APPLICANT'S SIGNATURE

EDDA RECHTOROVIC  
Notary Public, State of New York  
Qualified in Orange  
My Commission Expires 7-5-06  
Eda Rechtorovic  
NOTARY PUBLIC

DONALD A WITFIELD  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

OCT - 2 2003

DATE APPLICATION RECEIVED

**03-30**

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Fox Hill Associates, it conducts  
(OWNER), ~~deposes and says that he resides~~  
business at 400 BaMar Drive, Stony Point in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York it  
and that ~~he~~ is the owner of property tax map  
(Sec. 54 Block 1 Lot 2)  
designation number (Sec.        Block        Lot       ) which is the premises described in  
it  
the foregoing application and that ~~he~~ authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E. 744 Broadway Newburgh, NY 12550  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

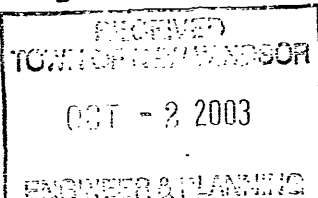
Sept 23 2003

  
Owner's Signature

Witness' Signature

Applicant's Signature if different than owner

Representative's Signature



**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

**03-30**

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Donald A. Witfield, deposes and says that he resides  
(OWNER)  
at 2294 Route 208, Montgomery in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 32 Block 1 Lot 14.4)  
designation number (Sec.        Block        Lot       ) which is the premises described in  
the foregoing application and that he authorizes:

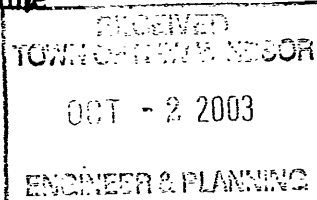
\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E. 744 Broadway Newburgh, NY 12550  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/30/03

John R. Janas  
Witness' Signature



Donald A. Witfield  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature if different than owner


\_\_\_\_\_  
Representative's Signature

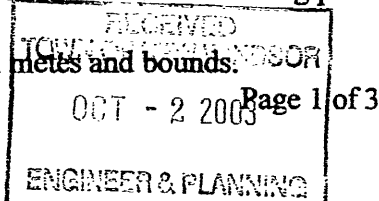
**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

03-30

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

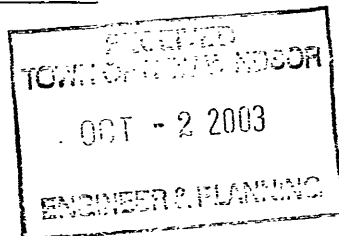
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1.   X   Name and address of Applicant.
- \* 2.   X   Name and address of Owner.
3.   X   Subdivision name and location
4.   X   **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**  
  
SAMPLE: 
5.   X   Tax Map Data (Section, Block & Lot).
6.   X   Location Map at a scale of 1" = 2,000 ft.
7.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
8.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9.   X   Date of plat preparation and/or date of any plat revisions.
10.   X   Scale the plat is drawn to and North arrow.
11.   X   Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12.   X   Surveyor's certificate.
13.   X   Surveyor's seal and signature.
14.   X   Name of adjoining owners.
15.   X   Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16.   NA   Flood land boundaries.
17.   NA   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18.   X   Final notes and bounds.



**03-30**

19. NA Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. NA Include existing or proposed easements.
21. NA Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. NA Number the lots including residual lot.
25. NA Show any existing waterways.
- \*26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. NA Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. NA Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).



**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36.     X     Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37.     X     A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

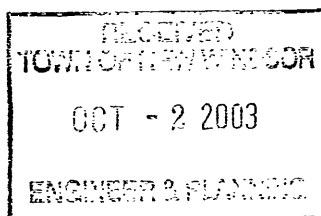
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  Oct 1, 2003  
Licensed Professional Date  
Gregory J. Shaw, P.E.



PROJECT ID NUMBER

617.20  
APPENDIX C

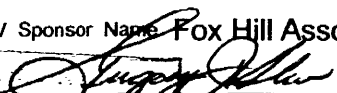
SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

for UNLISTED ACTIONS Only

**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Fox Hill Associates And Donald A Witfield	2. PROJECT NAME Lot Line Change-Fox Hill Assoc. And Donald A.
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map Kings Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY:  The conveyance of 0.9 acres of property from Donald A. Witfield to Fox Hill Associates	
7. AMOUNT OF LAND AFFECTED: Initially 164 acres Ultimately 164 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Fox Hill Associates And Donald A Witfield Date: Oct 6, 2003	
Signature: 	

OCT - 2 2003

If the action is a Coastal Area, and you are a state agency,  
complete the Coastal Assessment Form before proceeding with this assessment

ENGINEER &amp; PLANNING

03-34



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:  
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain briefly:  
☐ Yes ☒ No

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. If so, the effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations are sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was answered "yes", the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the area.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting your determination.

New Windsor Planning Board

Name of Lead Agency

James R. Petro, Jr.

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman

Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

03-30

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Fox Hill Associates Donald A. Witfield  
400 BaMar Drive, Stony Point, NY 2294 Route 208, Montgomery, NY

2. Description of proposed project and its locations:

The conveyance of 0.9 acres of land from Donald A. witfield  
and Fox Hill Associates

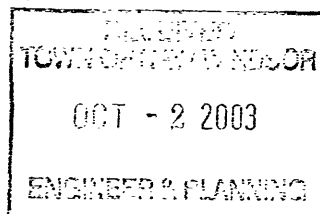
3. Name and address of any owner of land within the Agricultural District:

See Attached List

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

See Attached List

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



03-30

Georgé J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

54-1-1.12 \*  
Westminster Church  
560 Station Road  
Rock Tavern, NY 12575

54-1-63.2 \*  
Drew & Veronica Russell  
21 Deer Brook Drive  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

54-1-1.13 \*  
Westminster Church of Newburgh  
614 Station Road  
Rock Tavern, NY 12575

54-1-70 \*  
Peter & Helen Fedun  
32 Dutchman Drive  
New Windsor, NY 12553

Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553

54-1-3.11 \*  
Willard & Diane Burt  
4 Dutchman Drive  
New Windsor, NY 12553

54-1-71 \*  
Carmine & Patricia DeFreese  
41 Dutchman Drive  
New Windsor, NY 12553

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

54-1-3.12 \*  
Joseph & Anne Diaz  
10 Dutchman Drive  
New Windsor, NY 12553

32-1-1  
Stewart International Airport  
C/O Airport Dir NYS Dept Trans.  
1035 First Street  
New Windsor, NY 12553

Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive Suite 202  
New Windsor, NY 12553

54-1-3.13 \*  
Wanda & Theodore Jacobsohn  
16 Dutchman Drive  
New Windsor, NY 12553

32-1-14.2  
Peter & Diane Doolan  
67 Kings Road  
Rock Tavern, NY 12575

32-1-12 & 32-1-13 \*  
Richard & Linda Ostner  
66 Union Avenue  
New Windsor, NY 12553

54-1-3.14 \*  
Thomas & Lynn Ann Buhler  
22 Dutchman Drive  
New Windsor, NY 12553

32-1-19  
Carlos & Zoraida Mercado  
87 Kings Road  
Rock Tavern, NY 12575

32-1-14.3 & 32-1-14.4 \*  
Donald Witfield  
2294 Rt 208  
Montgomery, NY 12549

54-1-8.1 \*  
Walter & Sarah Sladewski  
499 Lake Road  
New Windsor, NY 12553

32-1-20.1  
Frederick & Margaret Miles  
77 Kings Road  
Rock Tavern, NY 12575

32-1-18.1 \* & 32-1-18.2  
Jean Finnegan  
26 Richman Avenue  
Newburgh, NY 12550

54-1-53.1 \*\*\*  
Dorothy & John Jr. & Clay Clement  
C/O Dorothy Clement  
548 Station Road  
Rock Tavern, NY 12575

54-1-1.11  
Westminster Church of Newburgh  
Station Road  
Rock Tavern, NY 12575

32-1-23.2 \*  
Robert Fox  
C/O Linda Big  
279 Quassaick Avenue  
New Windsor, NY 12553

54-1-61 \*  
Brian & Laura Remaley  
39 Deer Brook Drive  
New Windsor, NY 12553

54-1-2.1 \*  
Fox Hill Associates  
108 Old Mountain Road  
Upper Nyack, NY 10960

32-1-24  
Parsonage Little Britain  
C/O Francis Coleman  
363 Lake Road  
New Windsor, NY 12553

54-1-62 \*  
Craig Lamison  
29 Deer Brook Drive  
New Windsor, NY 12553

03-30

54-1-3.14  
Thomas & Lynn Ann Buhler  
22 Dutchman Drive  
New Windsor, NY 12553

54-1-73  
Robert & Barbara Mulleavy  
23 Buckingham Drive  
Newburgh, NY 12550

54-1-3.2  
Lillian Sladewski  
469 Lake Road  
New Windsor, NY 12553

54-1-74  
Edward & Frederick Pennings  
C/O Pennings Enterprises  
15 Shore Drive  
New Windsor, NY 12553

54-1-3.32  
Mark Orlandi  
516 Lake Road  
New Windsor, NY 12553

54-1-75  
Gabriel Compere  
25 Dutchman Drive  
New Windsor, NY 12553

54-1-3.33  
Anthony & Janine Cassisi  
490 Lake Road  
New Windsor, NY 12553

54-1-76  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

54-1-5  
Edward Sladewski  
504 Lake Road  
New Windsor, NY 12553

54-1-66  
Stephen & Elizabeth Corrigan  
484 Lake Road  
New Windsor, NY 12553

54-1-6  
Kenneth & Loretta Kennedy  
510 Lake Road  
New Windsor, NY 12553

54-1-67  
Thomas & Ellen Olenick  
478 Lake Road  
New Windsor, NY 12553

54-1-7.1  
Henry Specht  
511 Lake Road  
New Windsor, NY 12553

54-1-59  
Mark & Denise Evans  
32 Deek Brook Road  
New Windsor, NY 12553

54-1-60  
Wilson & Irene Reilly  
40 Deer Brook Drive  
New Windsor, NY 12553

54-1-72  
Edmond & Wendy Fitzgerald  
37 Dutchman Drive  
New Windsor, NY 12553

03-30





**ZONING SCHEDULE**

<b>ZONE R-1 - RURAL RESIDENTIAL</b>			
<b>USE: A-5 - ONE FAMILY DWELLINGS, NOT TO EXCEED 1 DWELLING ON EACH LOT (REGARDLESS OF AVAILABILITY OF CENTRAL WATER OR CENTRAL SEWER)</b>			
<b>BULK REGULATIONS</b>	<b>REQUIRED</b>	<b>AFTER LOT LINE CHANGE SECTION 54, BLOCK 1, LOT 2 PROVIDED</b>	<b>AFTER LOT LINE CHANGE SECTION 32, BLOCK 1, LOT 14.4 PROVIDED</b>
MIN. LOT AREA	80,000 S.F.	6,234,334 S.F.	734,857 S.F.
MIN. LOT WIDTH	175 FT.	365 FT.	175 FT.
MIN. FRONT YARD DEPTH	45 FT.	45 FT.	45 FT.
MIN. SIDE YARD - ONE	40 FT.	40 FT.	40 FT.
MIN. SIDE YARD - BOTH	80 FT.	80 FT.	80 FT.
MIN. REAR YARD DEPTH	50 FT.	50 FT.	50 FT.
MIN. STREET FRONTAGE	10 FT.	475 FT.	10 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
MAX. DEVELOPMENT COVERAGE	20 %	20 %	20 %

**NOTES**

- ZONING DISTRICT: R-1, RURAL RESIDENTIAL
- RECORD APPLICANTS AND OWNERS:  
SECTION 54, BLOCK 1, LOT 2  
FOX HILL ASSOCIATES  
400 BAHAR DRIVE  
STONY POINT, N.Y. 10480  
SECTION 32, BLOCK 1, LOT 14.4  
DONALD A. WITFIELD  
2284 ROUTE 208  
MONTGOMERY, N.Y. 12544  
PARCEL AREA  
PRIOR TO LOT LINE CHANGE:  
142,116± ACRES  
AFTER LOT LINE CHANGE:  
143,116± ACRES (GROSS)  
119,945± ACRES (NET)  
PRIOR TO LOT LINE CHANGE:  
17,81± ACRES  
AFTER LOT LINE CHANGE:  
16,87± ACRES
- PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION:  
IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODOORS.

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP.  
SIGNED THIS 21 DAY OF October 2003  
Donald A. Witfield

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP.  
SIGNED THIS 21 DAY OF October 2003  
William B. Hildreth

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 26 NOV. 2002, PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.  
CERTIFICATION HEREON IS LIMITED TO THE BOUNDARIES OF THE LOT LINE CHANGE PARCEL AND THOSE BOUNDARIES ADJUTING SAID PARCEL. NO CERTIFICATION IS MADE FOR THE REMAINING BOUNDARIES OF TAX PARCEL 14.4.  
William B. Hildreth, L.S.

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL



William B. Hildreth  
Land Surveying P.C.  
407 SOUTH PLAIN ROAD UNIT 5, NEWBURGH, N.Y. 12550  
(845) 564-6800  
DATE: 11/2/03  
DESCRIPTION: LOT LINE CHANGE  
CHECKED: [Signature]  
SCALE: 1"=100'  
DATE: 10-1-2003  
JOB NO: 01-023

FOX HILL ASSOCIATES AND  
DONALD A. WITFIELD  
LOT LINE CHANGE  
PLAN  
SHEET 1 OF 1